

**CARNEYS POINT TOWNSHIP MEETING**  
**REGULAR MEETING MINUTES**  
**JUNE 20, 2018**

The Regular Meeting of the Township Committee was held on the above date at the time of 6:00 p.m. Committeemen Dennis, Pelura, Dowe, Newton and Brown were present. Also present at this meeting were M. Stout-CMFO/Administrator, J. Proffitt-Clerk, J. Santogrossi-Public Works Manager, G. Krivda Police Chief and A. Telsey- Solicitor.

Mayor Brown called the meeting to order and read the **Open Public Meeting Act**. He led the **Pledge of Allegiance to the Flag**. Roll call was taken.

Mayor Brown introduced Paul Miola the Executive Director of AJG and Joe Henry of Hardenbergh Insurance Group who will be giving a brief presentation on our Insurance. Mr. Miola was first to address the Committee. He went over a pamphlet he handed out on the power of the JIF (Joint Insurance Fund) and renewing our membership. Many good points were made. Mayor Brown also reminded him of Joe DeWeese who goes after bad claims. Mr. Henry then spoke to the Committee. He too had a pamphlet to go over. He spoke on safety and distracted driving. Mr. Henry spoke on taking online seminars. He said we have a strong safety committee and they wanted to recognize our efforts. With another town to visit they both left the meeting.

Under **Committee Departmental Reports** Mr. Dennis started with saying there was three very serious accidents this week. Mr. Dennis mentioned an issue with the ambulance, exhaust leak. Under Emergency Management Mr. Dennis mentioned a diesel spill at the Sonoco. He mentioned on June 14<sup>th</sup> there was an active shooter class at the 911 center.

Mr. Newton said he had no report for the Tax Office or Police Dept this week. He mentioned that Public Works cut grass for 16 properties on Saturday the 16<sup>th</sup>. He said notices are being sent out but we don't have help. They are doing the best they can. Mayor Brown said three more individuals will be hired tonight for Public Works. Mayor Brown also mentioned that if there is something wrong with a property, residents need to do a formal complaint notice with the Housing Office. Our Housing Officer will visit and send out notices to the owners or bank before we can step in. It's a process that has to be followed. Mayor Brown said it is better for the Township to foreclose and not tear down structures in the Township.

Mayor Brown said Public Works have been sweeping streets. There is a new 25-yard trash truck we received on Friday. He previously mentioned the hiring of three new employees for Public Works. Mayor Brown mentioned he will be attending the JIF monthly meeting on June 25<sup>th</sup>. He continues to send out safety and training bulletins. Mayor Brown mentioned a resident held a block party last weekend. He said she followed the directions of the Township, but there were several complaints from residents in the area. He feels the procedures need to be tweaked. The Mayor moved on to address an issue with residents on Oak Lane at Laytons Lake. The Engineer, Developer and himself spoke and hopefully all concerns have been addressed. He mentioned the Township Engineer and himself visited several properties in the Township with water issues. This is being looked into.

Mr. Dowe said he has nothing to report for the Industrial Commission at this meeting. He would like to set up a meeting with the Mayor and Solicitor to discuss several issues. In the Court Office there is a personnel issue. This will be discussed in Executive first. The Recreation Department at their monthly meeting mentioned doing a Go Fund Me page for new decorations

at Christmas in the Park. Mr. Dowe said they asked about soliciting businesses for donations. Mr. Dowe lastly mentioned a resident who wanted the Public Works Department to know how pleased she was with here service. She phoned them with branches at her house and they got picked up very quickly.

Mr. Pelura said he had no reports for this meeting.

Mayor Brown asked for a motion to approve **all properly audited vouchers in the amount of \$382,258.13**. Motion was made by Mr. Pelura, seconded by Mr. Dowe and all were in favor.

Under **Consent Agenda** a motion was made by Mr. Newton, seconded by Mr. Brown to accept **Monthly Committee Reports from May, 2018**. All were in favor.

Mr. Pelura made a motion to approve the **Administrative Compensation Time**, seconded by Mr. Newton and all were in favor.

Mr. Pelura made a motion to approve the **minutes from the regular Committee meeting held on May 16, 2018**. Seconded by Mr. Dowe and all were in favor.

#### **RESOLUTION 2018-102**

#### **CREDIT BALANCE FOR OVERPAID TAXES**

Mr. Newton made a motion to authorize the refund of over paid taxes to CoreLogic for three properties in the amount of \$1,051.99, seconded by Mr. Pelura and a unanimous vote was taken.

#### **RESOLUTION 2018-103**

#### **REFUND TAXES PAID FOR TOTAL DISABLED VETERAN**

Motion was made by Mr. Dennis to approve the refund of taxes paid to Block 44, Lot 6 in the amount of \$616.36. Seconded by Mr. Pelura and a unanimous roll call vote was taken.

#### **RESOLUTION 2018-104**

#### **UPDATED TORT CLAIM QUESTIONNAIRE**

Mr. Pelura motioned to authorize the use of the revised Tort Claim Questionnaire, seconded by Mr. Dowe and a unanimous vote was taken.

#### **RESOLUTION 2018-105**

#### **AUTHORIZE A CONTRACT RENEWING OUR MEMBERSHIP IN THE GLOUCESTER, SALEM, CUMBERLAND COUNTIES JIF**

Mr. Dowe motioned to approve the renewing of the contract with the JIF for three years ending December 31, 2022, seconded by Mr. Pelura and a unanimous vote was taken.

#### **RESOLUTION 2018-106**

#### **CHAPTER 159, INSERTION INTO THE 2018 BUDGET UNDER THE CAPTION SHARED SERVICE AGREEMENT TAX COLLECTOR – PILESGROVE**

Motion was made by Mr. Newton to approve the insertion of revenue into the 2018 Budget in the amount of \$10,637.00 under the caption of “Shared Service Agreement Tax Collector-Pilesgrove. Seconded by Mr. Dennis and a unanimous vote was taken.

#### **RESOLUTION 2018-107**

#### **CHAPTER 159, INSERTION INTO THE 2018 BUDGET UNDER THE CAPTION NJDEP – CLEAN COMMUNITIES PROGRAM GRANT**

Mr. Pelura made a motion to authorize the insertion of an item of revenue in the amount of \$18,678.38 into the 2018 Budget under the caption of “NJDEP-Clean Communities Grant Program. Seconded by Mr. Newton and a unanimous vote was taken.

#### **RESOLUTION 2018-108**

#### **APPROVE RENEWAL OF RETAIL CONSUMPTION LICENSES**

Motioned on by Mr. Pelura to approve the Retail Consumption Licenses for Alcoholic Beverages, seconded by Mr. Newton and a unanimous vote was taken.

**RESOLUTION 2018-109**

**APPROVE RENEWAL OF CLUB LIQUOR LICENSES**

Mr. Newton made the motion to approve the renewal of Club Licenses for Alcoholic Beverages, seconded by Mr. Dowe and a unanimous vote was taken.

**RESOLUTION 2018-110**

**APPROVE RENEWAL OF RETAIL DISTRIBUTION LICENSES**

Mr. Pelura made a motion to approve the renewal of the Plenary Retail Distribution License for Alcoholic Beverages, seconded by Mr. Dowe and a unanimous vote was taken.

**RESOLUTION 2018-111**

**AUTHORIZING MAILINGS AND ADVERTISEMENT OF TAX SALE NOTICES**

Motioned by Mr. Pelura to approve the mailings and advertisement of Tax Sale Notices, seconded by Mr. Newton and a unanimous vote was taken.

**RESOLUTION 2018-112**

**AUTHORIZE THE ELECTRONIC TAX SALE**

Mr. Newton made a motion to authorize the electronic tax sale in accordance with regulations by the DLGS, seconded by Mr. Dennis and a unanimous vote was taken.

**RESOLUTION 2018-113**

**AUTHORIZE THE TAX COLLECTOR TO PREPARE AND ISSUE ESTIMATED TAX BILLS FOR THIRD QUARTER 2018 PROPERTY TAXES**

Motion was made by Mr. Newton to authorize the preparation and issuance of estimated tax bills for the third quarter property taxes, seconded by Mr. Dowe and a unanimous vote was taken.

Mr. Pelura said this is because we don't have the County or School billing information yet. By doing this the Township will keep money flowing.

Ordinance adoption and public hearing.

**ORDINANCE 935**

An Ordinance Appropriating the sum of \$116,000 from the Capital Improvement Fund Balance for various acquisitions by the Township of Carneys Point, County of Salem, State of New Jersey. Mayor Brown opened this ordinance up to the Public for any questions or comments. With none a motion to adopt was made by Mr. Pelura, seconded by Mr. Dowe and a unanimous roll call vote was taken.

Introduction of Ordinance 936

**ORDINANCE 936**

An Ordinance Appropriating the sum of \$149,000 to be used for the reconstruction of Walker Avenue Phase 2 and N. Dupont Road within the Township of Carneys Point, County of Salem, State of New Jersey. Motion to introduce was made by Mr. Newton, seconded by Mr. Pelura. Mr. Cosaboon Township Engineer said this is part of the 2017 NJ DOT Road Project. The Township was awarded the \$149,000. This is for working on plans and to go out for bids for the project. A unanimous roll call vote was taken.

Under **Correspondence** Mayor Brown mentioned a letter from our Third Legislature District in response to a letter from resident Edward McKenzie on flooding in Carneys Point and the Plant Road pump station. The Mayor said they left this up to the Township.

Mayor Brown mentioned a letter from the Dept. of Transportation awarding a permanent aeronautical license for a Special Use Airport at 65 N. Game Creek Road. Mayor Brown mentioned this coming before the Committee on a few occasions.

The Mayor mentioned a letter from the County of Salem Engineer's Office requesting training for all employees who are responsible for or actually perform Storm Water compliance tasks.

There was a letter from Bach Associates on the Preliminary Investigation Process and Information on an area in need of redevelopment. Mayor Brown said this will be moving forward.

Mayor Brown mentioned a letter from Senator Cory Booker on the CDBG (Community Development Block Grants). Senator Booker mentioned in the letter he is working with the Senate Committee to ensure Congress maintains the funding for this federal program.

Mayor Brown then spoke on a letter received from the Salem County Community Organization Assisting in Disaster committee (COAD/PPP. There will be a meeting held every other month starting July 13<sup>th</sup> if anyone is interested. Mr. Dennis said as this gets closer the Emergency Mgt. office will send someone to a meeting to explain more.

In **Old Business** Mayor Brown mentioned the Township introduced Ordinance 934 Grading Plans in April. The Ordinance was sent to the Planning Board for their review and comments. It is back and Mr. Cosaboon, Engineer is going to explain the changes the Planning Board are recommending. Mr. Cosaboon said the change is to amend the ordinance to add an exemption for existing properties with existing dwellings and other improvements such as patios or driveways. It states in excess of 600 square foot limit. He spoke of an unfair and unnecessary cost burden of upwards of \$1,000 to the property owners. Mr. Pelura explained the cost breakdown with hiring an engineer and surveyor along with the cost of the grading plan application. Mayor Brown felt the Zoning Office would use common sense. He said water mitigation is very important. The density of the neighborhoods, old pipes the river and such impact small properties. Mr. Pelura said if a shed is put up the resident would need a variance anyway which triggers a grading plan. After all comments from the Committee members were considered a motion to authorize the changes from the Planning Board to be added to the original ordinance was made by Mr. Pelura, seconded by Mr. Dennis. Motion was approved by Mr. Dennis, Mr. Pelura and Mr. Dowe. Mr. Newton and Mayor Brown voted to not change the ordinance.

Mr. Telsey discussed the bidding results for Emergency Medical Services. He said there were three bids received; two were in excess of what the Township budgeted and one was not in compliance with our requirements. The bids will be rejected per a resolution at this meeting.

#### **RESOLUTION 2018-114**

#### **DISQUALIFYING EMS PROPOSAL AND AUTHORIZING TO REBID**

Motion was made by Mr. Newton to authorize the rejection of all proposals received and to authorize the Township to seek new proposals for Emergency Medical Services. Seconded by Mayor Brown and a unanimous roll call vote was taken.

Under **New Business** Mr. Newton discussed a house on Johnson Street which is an unfit structure. He mentioned the Township has been cutting the grass for six to seven years. He said there is three lean holders for this property. Mr. Newton said if the Construction Officer deems this structure to be unfit then the Township can tear it down. Mr. Telsey said there is a lot of paper work that has to be done first. This is currently being worked on by the Construction office. Mayor Brown asked how long this will take. Mr. Telsey said as long as it takes to get through the paperwork.

Mr. Dennis mentioned the coverage for the Emergency Medical Service. Mayor Brown said that will be discussed in Executive.

**Public Participation:** Wayne Cheeseman of F St. mentioned a problem with ruts in the alleyway behind his house causing his fence to lean. He said this is caused by the weight of the

trash vehicles sinking in the ground. Mr. Cheeseman asked if the alley can be graded flat. Mayor Brown suggested putting all trash in the front of the houses. Mayor Brown said this would cause parking on one side of the roads affected. Mr. Pelura said in the past when roads were milled the Township could keep the millings and place them in the alleyways. This seemed to help.

Debbie Bradford of Johnson St. started by thanking Mr. Newton and Karla Smith the Housing Officer for their help with an abandoned house next to hers. She said the gutters fill up quickly and have started to produce mold at her house. She said the yard is unkept along with the trees. She said she is going to contact the newspaper, new stations, Legislatures or anyone who will listen to her. Ms. Bradford said our Street Department had been contacted many times about the condition of the alley. Public Works sent a letter, which she asked for a copy, to the resident in question to move branches to the front of the house. She said something has to be done, this alley is a disgrace. She said she heard years ago the house was given special treatment due to it belonging to a Freeholder. Mr. Dowe said he has a burned-out house next to his and it takes time. Ms. Bradford asked how many times our trash collectors have to go by a sofa put out without a sticker before something is done. Mr. Pelura said mailings go out every year on the upkeep of the alleyways and how trash stickers work. Ms. Bradford wants the owner of the house cited. Mayor Brown said Ms. Smith has cited people and taken them to court.

Dave Wright asked for an update on the status of Kast Distributors building a new site on Golfwood. Mayor Brown said DOT is processing a workorder to redesign the drainage.

Mr. Pelura mentioned he was not included on the email list for the property being fixed. This did not need to be fixed years ago due to it not being that bad. Over the years this property has deteriorate and no one got special treatment. With no more public questions or comments this portion was closed.

#### **RESOLUTION 2018-115**

##### **EXECUTIVE SESSION**

Mr. Dowe motioned to convene into Executive Session, seconded by Mr. Newton and a unanimous vote was taken. The regular meeting ended at 7:55 pm.

A motion was made by Mr. Dowe to reconvene in regular session, seconded by Mr. Dennis and all was in favor. The regular meeting reconvened at 8:56 pm.

#### **RESOLUTION 2018-116**

##### **HIRE ZACHARY DESIMONE AS A BOOKING CLERK**

Motion was made by Mr. Newton to hire Zachary DeSimone as a Booking Clerk in the Police Dept., seconded by Mr. Dowe and a unanimous vote was taken.

#### **RESOLUTION 2018-117**

##### **HIRE TYREE ALLEN MYERS AS A PART-TIME SEASONAL LABORER**

Mr. Dennis made a motion to authorize the hiring of Tyree Allen Myers as a part-time seasonal laborer in the Public Works Dept., seconded by Mr. Pelura and a unanimous vote was taken.

#### **RESOLUTION 2018-118**

##### **HIRE MARTIN ALAN PATTERSON AS A PART-TIME SEASONAL LABORER**

Mr. Pelura made a motion to authorize the hiring of Martin Alan Patterson as a part-time seasonal laborer in the Public Works Dept., seconded by Mr. Dowe and a unanimous vote was taken.

**RESOLUTION 2018-119**

**HIRE BRANSON R. BOON AS A PART-TIME SEASONAL LABORER**

Mr. Pelura made a motion to authorize the hiring of Branson R. Boon as a part-time seasonal laborer in the Public Works Dept., seconded by Mr. Dowe and a unanimous vote was taken.

**RESOLUTION 2018-120**

**TERMINATION OF JORDAN HIGGINS**

Mr. Dowe made a motion to authorize the termination of Jordan Higgins as the Deputy Court Administrator effective immediately, seconded by Mr. Pelura and a unanimous vote was taken.

Lastly, Mr. Dowe made a motion to approve accepting \$1,000 to discharge a Small Cities Grant on property located at 412 Ives Ave. that had been foreclosed upon. Mr. Newton seconded and all were in favor.

With no further business to discuss, a motion was made by Mr. Dowe to adjourn and seconded by Mr. Dennis. Motion passed with five affirmative votes. Meeting adjourned at 7:39 p.m.

Approved: 7-18-2018

  
June Proffitt, Municipal Clerk